

Moorefield Station

Dulles Magisterial District ■ Dulles Election District
■ Loudoun County, Virginia

Special Exception ■ S P E X 2 0 0 6 - 0 0 2 6

■ Drive through facility for bank
Sec. 4-1105 (C)(5) Subject to Sec. 5-659

O w n e r / Applicant : CTD Moorfield Retail LLC
13650 Dulles Technology Drive, Ste 250 ■ Herndon, VA 20171

PARCEL INDEX						
Moorefield Station SE - PHR+A Proj. No. 08052-8-0						
Key	PIN	TAX MAP #	OWNER (N/F)	LEGAL DESCRIPTION	SECTION USE	ZONING
SITE	121-38-0079-000	/92/C25/III/2/	CTD MOOREFIELD RETAIL LLC	BROAD RUN	EXEMPT/VACANT LAND	PDTRC
*MCPI Numbers are applicable to the Loudoun County Mapping System						
** Zoning District Key (Loudoun County)						
PDTRC: Planned Development Transit Related Center						

Moorefield Station
Special Exception Notes
March 20, 2006

- The subject site area (Property) is located on part of Loudoun County Tax Map 92 Parcel 42 (MCPI 121-47-6616), in the PD-TRC Zoning District, and is in the name of CTD Moorefield Station Retail LLC, Attn: Edmund H. Garahan *et als*, Trustees as recorded at Deed Book 1745, page 2347 within the land records of Loudoun County. The site is subject to the proffers approved with ZMAP-2001-0003.
- The total area of the Property subject to the Special Exception (SPEX) is approximately 1.66 acres and is zoned PD-TRC under the Revised 1993 Zoning Ordinance.
- This SPEX application request is to allow Drive Through Facility for two Financial Institutions under Section 4-1105(C)(3) of the Revised 1993 Loudoun County Zoning Ordinance. All Special Exception uses will be in the TDSA sub-area of Moorefield Station.
- Boundary information is from an approved Boundary Line Adjustment Plat (BLAD 2004-0078) prepared by PHR+A. BLAD 2004-0078 was approved on Feb. 7, 2005 by Loudoun County Department of Building and Development. This SPEX has been prepared without the benefit of a title report.
- The Property area lies completely within the jurisdiction of Loudoun County, and is currently in the Dulles Election and Magisterial Districts.
- Base information shown on the SPEX Plat documents is based on Loudoun County Office of Mapping and Geographic Information digital data as well as from a current aerial survey by PDS, Inc. The contour interval is 2 feet (USGS datum NGVD of 1929).
- The subject site does not have any Steep Slopes, per available GIS data from the Loudoun County Office of Mapping and Geographic Information.
- Off-street parking and loading to serve the uses will be provided in conformance with the requirements of Section 5-1100 - Off Street Parking and Loading Requirements of the Zoning Ordinance, as well as Section 4-1117- Parking Requirements in the PD-TRC.
- Financial Institution Bank 1: 3,884 S.F., with 3 drive-throughs
Financial Institution Bank 2: 4,539 S.F., with 3 drive-throughs

Note: Parking will be provided in accordance with FIDP-2004-0002, Section 5-1100, as well as Section 4-1117.
- Per Section 4-1118 of the Zoning Ordinance, the buffer and screening requirements of Section 5-1400 shall not be applicable between uses.
- All development on this site is subject to FIDP-2004-0002.
- The proposed transportation network and access points to the existing state roadway system have been approved with FIDP 2004-0002. These improvements are not subject to this Special Exception review and approval.
- All future improvements and site design for this area of Special Exception are to be constructed in accordance with federal, state, and Loudoun County requirements. The approval of the SPEX shall in no way relieve the owners of complying with other applicable local, state and federal requirements.

- It is understood that a zoning permit is required for both financial institutions with drive-through facilities after approval of this Special Exception.
- The topographic information was taken from a current aerial survey by PDS, Inc. and has a contour interval of 2 feet (USGS Datum NVAD of 1929).
- The subject area of special exception is not within the Airport Impact Overlay District (AI).
- Signage will comply with the requirements of Section 5-1100, the modifications approved with ZMAP 2001-0003 and any additional modification which may be approved in the future.
- Lighting will comply with Sections 5-1504 of the Revised 1993 Zoning Ordinance in addition to the Facilities Standards manual. Preliminarily, the proposed lighting for both Financial Institutions is to be wall mounted on the building facades. Final location of the lighting will be determined at Site Plan submission.
- No existing trees are located on the SPEX site.

TDSA Zoning Requirements

4-1106 Lot Requirements

- Size/Width/Depth - No Minimum

- Yards
Front - No Minimum
Side/Rear - No Requirement

- Ajacent Roads - Notwithstanding the provisions of Sec 5-900(A)(2) and (C), no building shall be permitted closer than 100' to the R.O.W. of any arterial road unless component of an "urban deck" as defined in Article 8. No parking shall be allowed within 50' of the R.O.W. of any arterial road.

4-1107 Building Requirements

- Building Height
Max. Height - 100 ft.
Min. Height - No requirement

- Floor Area Ratio - Maximum FAR .40

4-1116 Landscaped Open Space

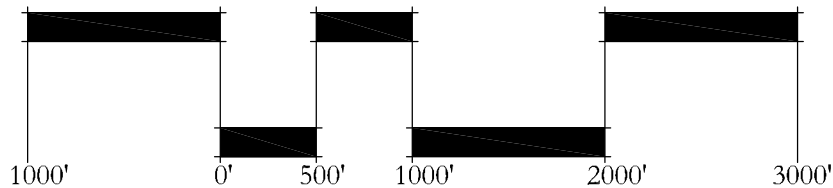
- Landscaped Open Space - Minimum 15%

4-1120 Tree Canopy

- Tree Canopy - 10% Canopy Cover



Vicinity Map



SHEET SCHEDULE

Moorefield Station SPEX - PHR+A Proj. No. 08052-8-1

- Cover Sheet, Vicinity Map, Parcel Index, Project Notes
- Special Exception Plat
- Overall Existing Conditions Plan
- Bank Elevations
- Pedestrian Connectivity Improvements

Applicant: CTD Moorefield Retail LLC

Jim Mertz

Date

Patton Harris Rust & Associates, p.c.
Engineers. Surveyors. Planners. Landscape Architects.

PHR+A

208 Church Street, S.E.
Leesburg, VA 20175
T 703.777.3616
F 703.777.3725

August 2 0 0 6
Rev. April 28, 2009
Sheet 1 of 5